

REC'D FOR RECORD Oct 1 1973 AT 151 PM IN SAME DAY RECORDED & EX'D PER ELLIS C. WACHTER, CLK

THIS DEED, made this 28th day of September 1973 by Elsworth L. Rice and Mildred M. Rice, his wife, of Frederick County, Maryland.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we the said Elsworth L. Rice and Mildred M. Rice, his wife, hereby grant and convey unto Mason-Dixon Development Corporation, Incorporated, Smithsburg, Maryland, a body corporate, in fee simple, all those lots or parcels of land situate, lying and being in Braddock Election District, Frederick County, Maryland, and more particularly described as follows:

PARCEL 1: Being all that property West of U. S. Route 40 conveyed to the grantors herein by Maurice F. Klipp and Nannie Klipp, his wife, by deed dated October 15, 1965 and recorded in Liber 733 at folio 524, one of the Land Records of Frederick County, Maryland. Beginning at an iron pipe found 65 feet right of Station 283+79.60 on the western right of way line for U. S. Route Number 40 as shown on Maryland State Roads Commission Plats Number 2389, 2390, 2391 and 3002 and running with said line reversed

1) North 11° 35' 40" West 1593.00 feet to the point of tangency of a curve (to the left as surveyed) having a radius of 2156.83 feet a central angle of 31° 57' 43" an arc of 1203.17 feet by a chord bearing

2) North 27° 34' 32" West 1187.63 feet to an iron pipe, thence
3) South 06° 34' 20" West 101.82 feet to an iron pipe, thence
4) South 02° 45' West 302.00 feet to an iron pipe, thence
5) North 81° 45' West 181.00 feet to a fence post, thence
6) South 09° 24' West 100.00 feet to an iron pipe at a fence post, thence

7) South 08° 24' West 600.00 feet to an iron pipe at a fence post, thence

8) North 81° 16' West 214.00 feet to an iron pipe, thence
9) South 08° 24' West 40.00 feet to an iron pipe, thence
10) South 81° 16' East 214.00 feet to an iron pipe, thence
11) South 08° 24' West 200.00 feet thence

12) South 85° 40' East 232.80 feet to a fence corner in a stone wall, thence

13) South 02° 39' 40" East 1252.90 feet to a fence post, thence

14) South 87° 45' West 153.07 feet to the center of Ridge Road and running therewith

15) South 06° 07' 16" East 278.21 feet, thence leaving said Road

16) South 83° 33' East 313.33 feet to a fence corner in a stone wall, thence

17) North 28° 30' East 318.30 feet to the corner of said wall, thence

18) North 89° 57' East 584.00 feet to the point of beginning. Containing 44.84 acres of land, more or less.

PARCEL II: Being all that tract or parcel of land deeded to the Grantors herein by John C. Wright and Betty G. Wright, his wife, by deed dated May 4, 1972 and recorded in Liber 876 at folio 366, one of the Land Records of Frederick County, Maryland, and more particularly described in said deed, also being known as Lot Number 10 on a Plat known as Klipps Number 1 Subdivision on Ridge Road.

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STATE PROPERTY TAX
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